

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		RUSSELL PL, ARLINGTON

OWNERSHIP

Owner 1:	WILION HAROLD		
Owner 2:			
Owner 3:			
Street 1:	66 BEAVER POND RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	ARDEN-SMITH GLENN & BEVERLY E -		
Owner 2:	-		
Street 1:	PO BOX 8985		
Twn/City:	CALABASAS		
St/Prov:	CA	Cntry	
Postal:	91372		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1212 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Condominium

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

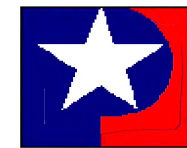
Total Card /

Total Parcel

621,200

621,200

621,200



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	34812	
	Prior Id # 2:		
	Prior Id # 3:		
8	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
9	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	621,200			621,200		250189
							GIS Ref
							GIS Ref
Total Card	0.000	621,200			621,200	Entered Lot Size	
Total Parcel	0.000	621,200			621,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		512.54	/Parcel: 512.54	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	621,200	0	.		621,200		Year end	12/23/2021
2021	102	FV	610,700	0	.		610,700		Year End Roll	12/10/2020
2020	102	FV	600,100	0	.		600,100	600,100	Year End Roll	12/18/2019
2019	102	FV	566,200	0	.		566,200	566,200	Year End Roll	1/3/2019
2018	102	FV	516,800	0	.		516,800	516,800	Year End Roll	12/20/2017
2017	102	FV	465,400	0	.		465,400	465,400	Year End Roll	1/3/2017
2016	102	FV	465,400	0	.		465,400	465,400	Year End	1/4/2016
2015	102	FV	446,900	0	.		446,900	446,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
9/27/2017	Measured	DGM	D Mann
1/29/2004	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Sign:

VERIFICATION OF VISIT NOT DATA

11

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 2003	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	2.559999943
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s: 4				BR:s: 1			Baths: 2		HB 1	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		50 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.8%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.8%

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.99504948
Const Adj.:	1.04469740
Adj \$ / SQ:	259.881
Other Features:	56924
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652500
Depreciation:	31320
Depreciated Total:	621180

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
Totals			
1	4	1	

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,212	259.880	314,970
Net Sketched Area:		1,212	Total:	314,970
Size Ad	1212 Gross Area		1212 FinArea	1212

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
6						
2						

IMAGE

